

2 Bedroom 1 Bath Biggsville, Illinois
311 E Main
Biggsville, IL 61418

\$46,000
Henderson County



2 Bedroom 1 Bath Biggsville, Illinois
Biggsville, IL / Henderson County

SUMMARY

Address

311 E Main

City, State Zip

Biggsville, IL 61418

County

Henderson County

Type

Residential Property

Latitude / Longitude

40.854456 / -90.859241

Dwelling Square Feet

998

Bedrooms / Bathrooms

2 / 1

Price

\$46,000

Property Website

<https://legacylandco.com/property/2-bedroom-1-bath-biggsville-illinois/henderson/illinois/96495/>



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Biggsville, IL / Henderson County

PROPERTY DESCRIPTION

Charming 2-Bedroom Home in Biggsville, Illinois

This well maintained 2 bedroom, 1 bath home offers an excellent opportunity for a first-time buyer or investor. The property has a strong rental history, having served as a rental for approximately 20 years, including 17 years with the same long-term tenant.

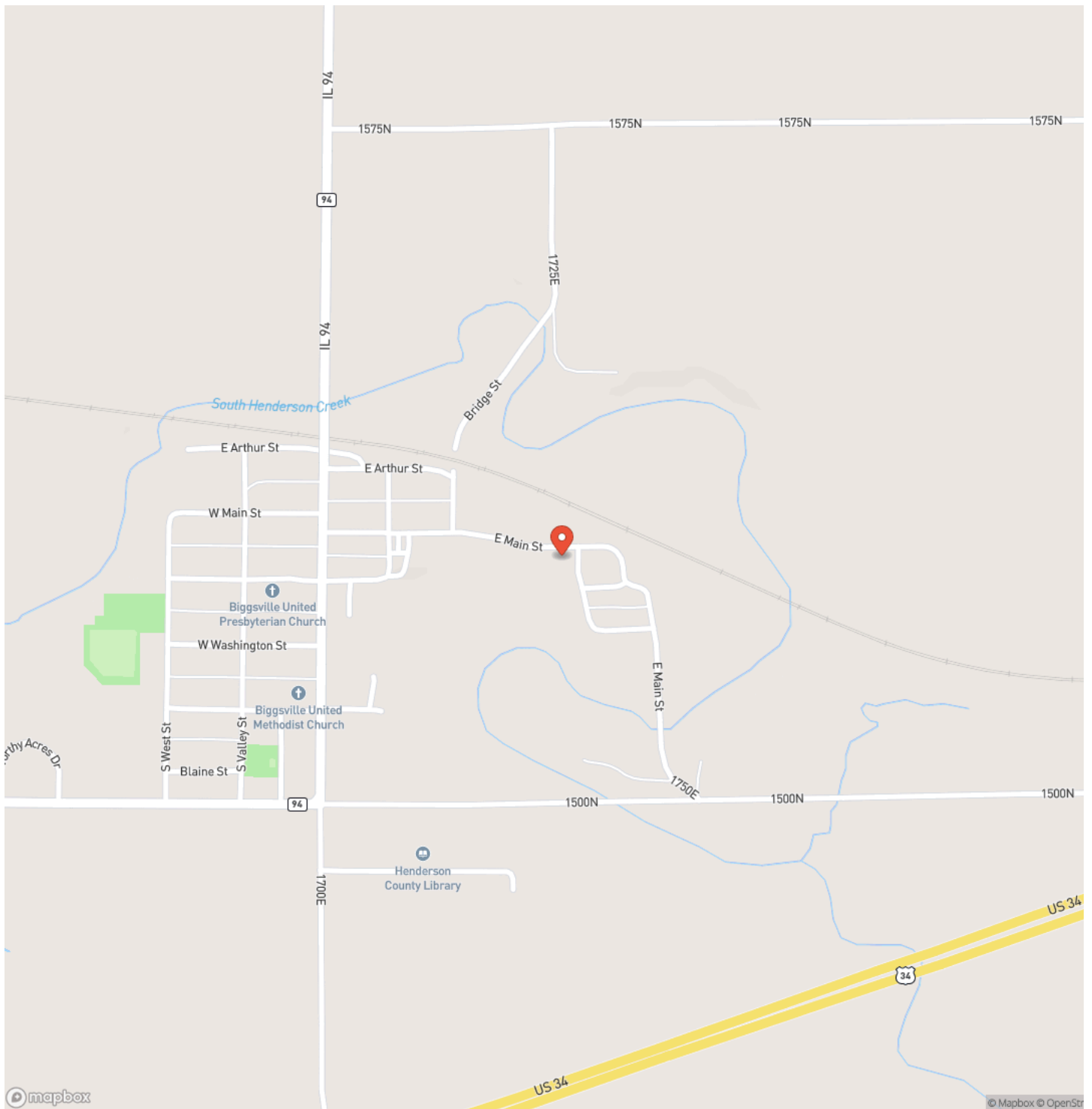
The home features a comfortable living room with built in shelving, an eat-in kitchen, and convenient main-floor laundry hookups. One full bathroom serves the home, with an additional stand-up shower located in one of the bedrooms. A full basement provides extra storage and includes a bonus room suitable for a variety of uses.

Step outside to enjoy the backyard, complete with a fire pit, perfect for relaxing evenings or entertaining guests. This property combines functionanlity, charm, and proven rental appeal in a quiet Biggsville setting.

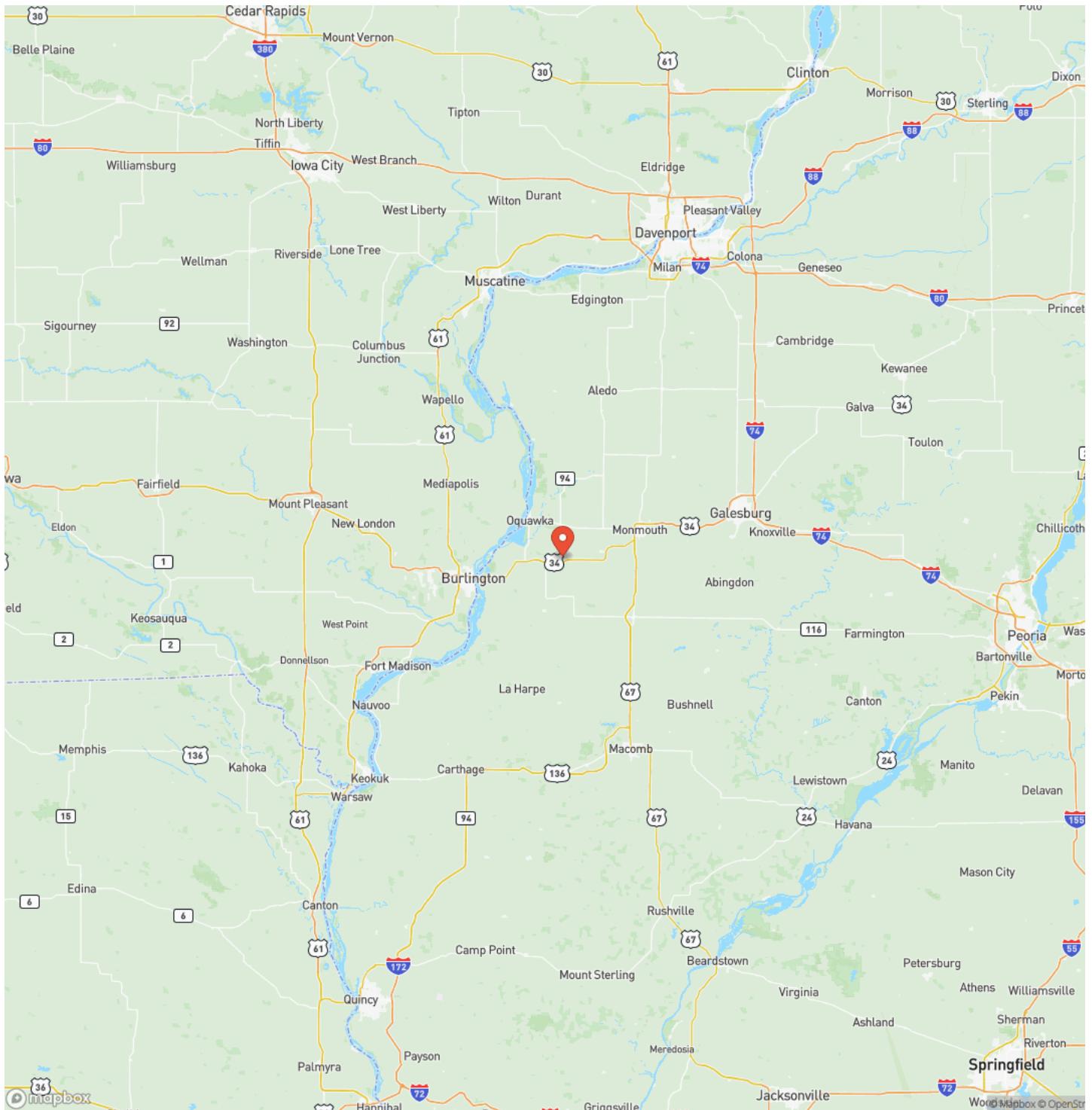
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Locator Map

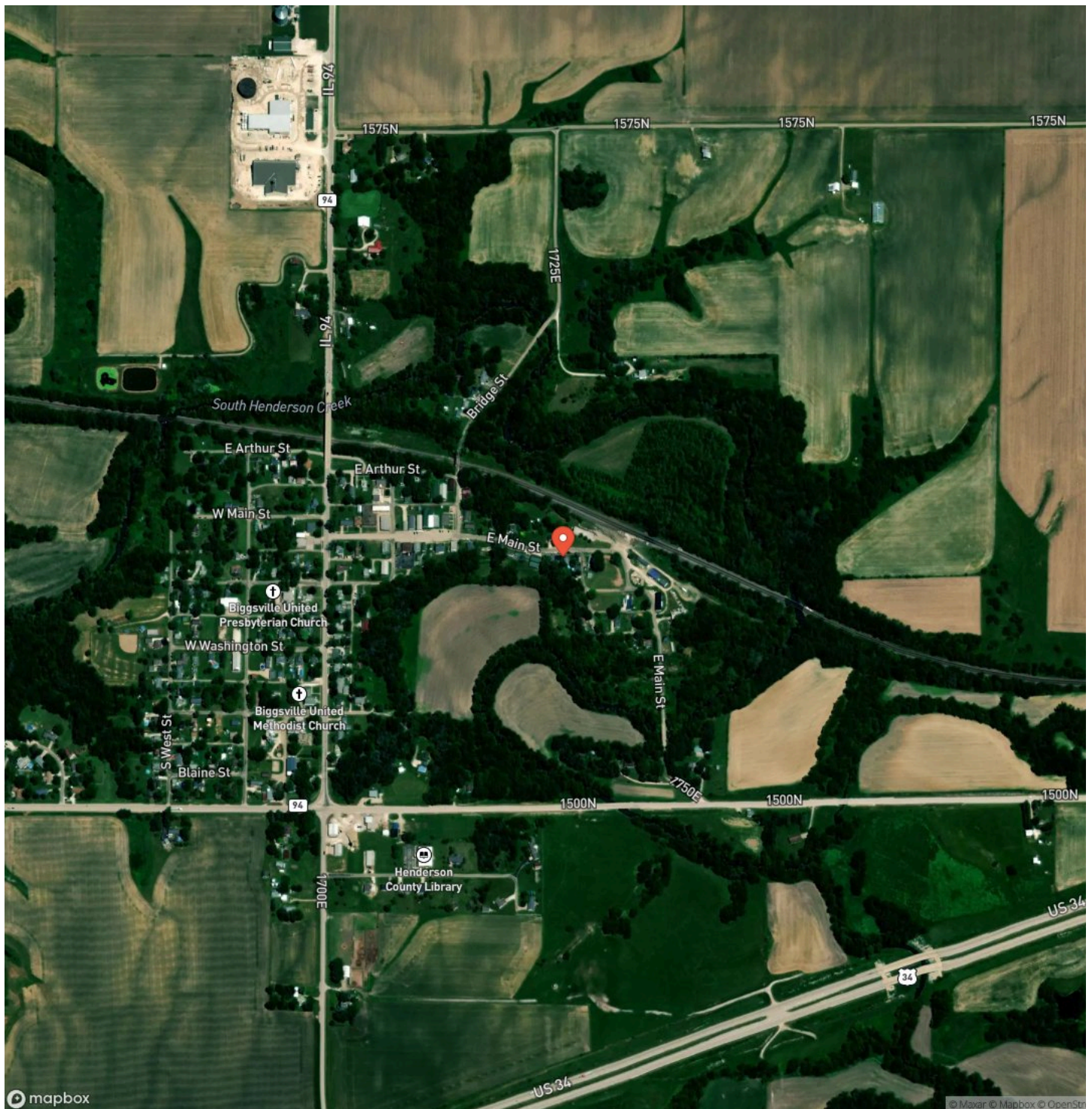


Locator Map



Biggsville, IL / Henderson County

Satellite Map



2 Bedroom 1 Bath Biggsville, Illinois

Biggsville, IL / Henderson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Bill Kennedy

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City / State / Zip

Rushville, IL 62681

NOTES



NOTES

This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper. There are no margins, text, or other markings on the page.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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